# Classroom + Faculty Office Building

- Site Selection Process
- Key Criteria
- Confirm Primary Sites























- Specific Program Needs
- Site Considerations + Costs
- Open-space Framework
- Density

- Space Use + Organization
- Replacement of Displaced Uses
- Architectural Style + Historic Preservation
- Design Area Special Conditions



### Permissible Building Sites



#### **BUILDING SCENARIOS**

The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. "Future Building Potential," identified as "Flexible Use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.



## **Primary Sites**

#### PERMISSIBLE BUILDING SITES TABLE—PROPOSED

The table provides basic information about primary and secondary uses for each permissible building site. Note that some sites, such as N-2, can accommodate more than one building.

See Appendix A: Coverage and Capacity for detail.

Permissible Building Site	Building Number	Scenario	Primary Use	Secondary Use	No. Floors	Footprint (GSF)	GSF	Permissible Building Site	Building Number	Scenario	Primary Use	Secondary Use	No. Floors	Footprint (GSF)	GSF
C-1	N023	5	Flexible Use	Flexible Use	4	13,200	52,600	N-8	N071	5	Parking Structure	N/A	5	37,800	189,000
C-2	N025	1	Student Health/Counseling	N/A	2	29,500	59,000	N-9	N072	4	Research Centers/Institution	N/A	5	15,800	79,000
C-3	N022	2	Student Union	N/A	4	19,000	76,000	R-1	N073	2	Student Recreation	N/A	1	2,400	2,400
C-4	N031	4	Academic	N/A	4	47,100	188,400	R-1	N074	2	Student Recreation	N/A	1	2,400	2,400
C-4	N032	3	Academic	N/A	5	36,800	184,000	SW-1	N026	5	Flexible Use	Flexible Use	4	19,600	78,400
C-4	N033	5	Flexible Use	Flexible Use	2	23,500	47,000	SW-1	N027	5	Academic	N/A	4	5,100	20,400
C-4	N034	3	Student Recreation	N/A	3	62,200	186,600	SW-2	N028	5	Flexible Use	Flexible Use	4	15,100	60,400
C-4	N035	5	Flexible Use	Flexible Use	4	17,000	68,000	SW-3	N029	5	Academic	N/A	4	24,100	96,400
E-10	N047	2	On Campus Residence Halls	N/A	4	19,400	77,600	SW-4	N030	1	Academic	N/A	2	5,200	10,400
E-11	N048	5	Flexible Use	Flexible Use	4	18,000	72,000	W-1	N001	5	Parking Structure	N/A	6	29,900	179,400
E-12	N049	3	On Campus Residence Halls	N/A	4	23,000	92,000	W-1	N002	3	Administration	N/A	4	19,100	76,400
E-12	N050	5	Flexible Use	Flexible Use	4	13,200	52,800	W-2	N004	3	Administration	Academic	4	11,300	45,200
E-2	N036	4	Academic	N/A	4	3,900	15,600	W-3	N006	2	Academic	N/A	3	14,100	42,300
E-3	N038	3	Museums	N/A	1	4,400	4,400	W-4	N017	1	Academic	N/A	4	15,000	60,000
E-4	N039	4	Academic	N/A	3	9,500	28,500	W-5	N019	4	Academic	N/A	4	11,600	46,400
E-5	N037	2	Museums	N/A	2	11,900	23,800	W-6	N012	2	Academic	N/A	4	8,400	33,600
E-6	N040	4	On Campus Residence Halls	N/A	4	12,800	51,200	W-7	N014	2	Museums	N/A	3	4,400	13,200
E-6	N041	4	On Campus Residence Halls	N/A	4	11,300	45,200	W-7	N018	4	Academic	N/A	3	6,400	19,200
E-7	N042	3	Academic Support	N/A	2	15,700	31,400	W-8	N020	2	Academic	N/A	3	9,400	28,200
E-7	N043	3	Administration	N/A	1	4,800	4,800	W-9	N015	3	Museums	N/A	3	5,200	15,600
E-7	N044	2	Administration	N/A	1	7,000	7,000	W-10	N016	4	General Use Classrooms	Academic	3	14,400	43,200
E-8	N045	2	Academic Support	N/A	4	10,800	43,200	W-11	N021	3	Academic	N/A	3	9,900	29,700
E-9	N046	3	Parking Structure	N/A	6	53,600	321,600	W-12	N005	5	Flexible Use	Flexible Use	4	10,000	40,000
F-1	N007	2	Academic	N/A	5	22,200	111,000	WA-1	N051	5	Flexible Use	Flexible Use	5	29,500	147,500
F-2	N008	3	Academic	N/A	4	14,300	57,200	WA-1	N052	5	Flexible Use	Flexible Use	5	51,400	257,000
F-3	N009	4	Academic Support	N/A	4	5,100	20,400	WA-2	N053	5	Parking Structure	N/A	5	47,500	237,500
N-1	N056	4	Administration	N/A	4	21,000	84,000	WA-2	N054	2	Administration	N/A	5	22,900	114,500
N-2	N057	5	Flexible Use	Flexible Use	2	20,000	40,000	WA-2	N055	2	Administration	N/A	5	14,000	70,000
N-2	N058	5	Flexible Use	Flexible Use	2	13,800	27,600	X-1	N003	5	Flexible Use	Flexible Use	5	24,400	122,000
N-2	N059	4	Administration	N/A	2	8,900	17,800	X-2	N010	1	Academic	Parking Structure	6	41,400	248,400
N-3	N060	5	Flexible Use	Flexible Use	5	22,500	112,500		-	-				1,320,600	5,529,100
N-3	N061	5	Flexible Use	Flexible Use	5	22,600	113,000								
N-4	N062	2	Academic	N/A	4	17,500	70,000	NOTES	1		ed buildings with Academic as the pr o General Use Classrooms.	imary use within the seven-mir	iute walking cir	rcle have a portion of	the total GSF
N-4	N063	5	Flexible Use	Flexible Use	4	29,300	117,200		2	2	o General Ose Classrooms. have been rounded to the nearest 10	n			
N-5	N064	2	Parking Structure	N/A	5	34,700	173,500		-	Numbers	lave been rounded to the nearest ro				
N-6	N065	5	Flexible Use	Flexible Use	4	12,100	48,400								
N-6	N066	5	Flexible Use	Flexible Use	4	10,800	43,200								
N-6	N067	2	Research Centers/Institution	N/A	5	26,600	133,000								
N-7	N068	1	Research Centers/Institution	N/A	5	13,500	67,500								
N-7	N069	1	Research Centers/Institution	N/A	5	20,000	100,000								
N-7	N070	3	Research Centers/Institution	N/A	5	10,400	52,000				UNIVERSITY OF OR	EGON CAMPUS PHYSICA	I FRAMEW	ORK VISION GU	IDELINES



### **Primary Sites**





## **Primary Sites**





### Primary Sites – Evaluation Matrix

Key:

#### Meets or Somewhat Meets Criteria Does Not Meet Criteria

	Specific Program Needs	Site Considerations and Cost	Open-space Framework	Density	Space Use + Organization	Replacement of Displaced Uses	Architectural Style and Historic Preservation	Design Area Special Conditions	Notes
А									High cost (parking replacement)     On the edge of the 7-minute walking circle
В									<ul> <li>High cost (demo existing building, lab replacement)</li> <li>Doesn't use full site (ltd future development potential?)</li> <li>Alt. use: science-based learning</li> </ul>
С									<ul> <li>High cost (demo existing building, 500-seat classroom replacement)</li> </ul>
D									<ul> <li>High cost (house move, parking replacement, 35-seat classroom + 10 GE office replacement)</li> <li>Parking must remain on site</li> <li>Affects historic resources (site + house)</li> </ul>
E									<ul> <li>High cost (parking replacement)</li> <li>Doesn't use full site (verify how to subdivide)</li> </ul>
F									<ul> <li>Proposed program exceeds capacity of site</li> <li>Affects historic resources (Knight Library, JSMA, S. Campbell + Gerlinger Hall)</li> </ul>
G									<ul> <li>High replacement cost (active, appropriately-located academic space)</li> <li>Doesn't use full site (verify how to subdivide)</li> </ul>
н									<ul> <li>High cost (demo existing building)</li> <li>Doesn't use full site (verify how to subdivide)</li> </ul>
I									Outside the 7-minute walking circle, but site is slated for future academic use     Some cost (Outdoor Program replacement)



### Primary Sites – Preliminary Evaluation





# Classroom + Faculty Office Building



Specific Program Needs

• Location





Specific Program Needs

- Location
- Site Features





#### Site Considerations + Cost

- Land Uses
- Existing Uses
- Development Timeline
- Cost

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Open-space Framework PRINCIPLE 2

• Designated Open Spaces





Open-space Framework PRINCIPLE 2

- Designated Open Spaces
- Enhancement





## Open-space Framework PRINCIPLE 2

- Designated Open Spaces
- Enhancement
- Pathways





Open-space Framework PRINCIPLE 2

- Designated Open Spaces
- Enhancement
- Pathways
- Trees





Density PRINCIPLE 3

• Density





Density PRINCIPLE 3

- Density
- Scale





#### Density

PRINCIPLE 3

- Density
- Scale
- Land Resources



#### Use Wisely What We Have

New construction reduces limited land inventories and valuable natural resources on and off campus. Development projects also may put pressure on green open spaces, landscape features, and historic resources that contribute to the university's cultural character and stimulating intellectual environment.

THEREFORE: All new campus growth should promote efficient development and, whenever beneficial, make use of existing facilities to preserve valuable open space and historic resources.



#### Density

PRINCIPLE 3

- Density
- Scale
- Land Resources
- Expansion Potential



#### **Future Expansion**

Buildings inevitably change and expand over time to adapt to changing user needs.

THEREFORE: Consider the possibility of future expansion and change when designing a new building or addition.



Space Use + Organization PRINCIPLE 4

- Space Use
- Intensity of Use
- Existing Adjacencies
- Future Adjacencies







#### Replacement of Displaced Uses PRINCIPLE 5









Architectural Style + Historic Preservation PRINCIPLE 7

• Architectural Style





Architectural Style + Historic Preservation PRINCIPLE 7

- Architectural Style
- Historic Preservation





#### Design Area Special Conditions PRINCIPLE 12



